

Article 6. Use Regulations

6.1 Purpose

The intent of this Article is to provide for patterns of land use consistent with the Comprehensive Plan, and to encourage the arrangement of land uses so as to minimize conflicts among various types of land use activities while recognizing the City's need for such activities.

6.2 Types of Use

- A.** Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.
- B.** The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:
 - 1.** The actual or anticipated characteristics of the activity in relationship to known characteristics of similar projects in standard planning practice;
 - 2.** The relative amount of site area, floor space, and equipment;
 - 3.** Relative volumes of sales from each activity;
 - 4.** The customer type for each activity;
 - 5.** The relative number of employees in each activity;
 - 6.** Hours of operation;
 - 7.** Building and site arrangement;
 - 8.** Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
 - 9.** How the use advertises itself.

C. Use Table

Except as otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in Section 6.3, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 6.2, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

USE TABLE		Residential Districts										Non-Residential Districts												
Specific Uses		A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	A-P	C-1	C-2	C-3**	R & D**	M-1	M-2	C-U	WPC**	NG-1**	NG-2**	NG-3**	
KEY: P = Permitted by Right ; P* = Permitted Subject to Specific Use Standards; C = Conditional Use																								
RESIDENTIAL																								
Boarding & Rooming House								P	P		P													P
Extended Care Facility / Convalescent/Nursing Home								P	P		P		P	P						P				
Dormitory								P	P		P										P	P	P	
Duplex					P			P	P		P													
Fraternity/Sorority								P	P												P	P	P	
Manufactured Home	P*	P*								P*														
Multi-Family								P	P		P									C ¹	P	P	P	P
Multi-Family built prior to January 2002								P	P											P	P	P	P	
Single-Family Detached	P	P	P	P	P	P					P													
Townhouse							P	P	P		P													P
PUBLIC, CIVIC AND INSTITUTIONAL																								
Educational Facility, College & University																			P					
Educational Facility, Indoor Instruction											P	P	P	P	P					P	P	P	P	
Educational Facility, Outdoor Instruction	P	C									P		P	P										
Educational Facility, Primary & Secondary			P	P	P	P	P	P			P	P	P	P	P									
Educational Facility, Tutoring											P	P	P	P						P	P	P	P	
Educational Facility, Vocational/Trade											P	P	P	P			P	P						
Governmental Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P*
Health Care, Hospitals													P	P										
Health Care, Medical Clinics												P	P	P	P						P	P		
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Places of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL, OFFICE AND RETAIL																								
Agricultural Use, Barn or Stable for Private Stock	P	P																						
Agricultural Use, Farm or Pasturage	P	P																						
Agricultural Use, Farm Product Processing	P																							

¹ Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.
** District with Supplemental Standards (Refer to Article 5).

USE TABLE	Residential Districts										Non-Residential Districts											
Specific Uses	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	A-P	C-1	C-2	C-3**	R & D**	M-1	M-2	C-U	WPC**	NG-1**	NG-2**	NG-3**
KEY: P = Permitted by Right ; P* = Permitted Subject to Specific Use Standards; C = Conditional Use																						
COMMERCIAL, OFFICE AND RETAIL (continued)																						
Animal Care Facility, Indoor										P	P	P	P	P					P	P	P	
Animal Care Facility, Outdoor	P*												P									
Art Studio/Gallery										P	P	P		P					P	P	P	P
Car Wash												P*										
Commercial Garden/Greenhouse/Landscape Maintenance	P*											P*	P*				P*					
Commercial Amusements										P		P*	P*						P	P	P	
Conference/Convention Center										P		P	P						P	P	P	
Country Club	P	P	P	P						P		P	P									
Day Care, Commercial							C	C	C		P	P		P						P	P	P
Drive-in/thru window												P							C		P	
Dry Cleaners & Laundry										P*	P*	P	P	P*					P*	P*	P*	P*
Fraternal Lodge										P		P	P							P	P	P
Fuel Sales										P*		P*		P*			P				P*	
Funeral Homes												P	P				P					
Golf Course or Driving Range	P									P		P	P									
Health Club/Sports Facility, Indoor										P		P		P					P	P	P	P
Health Club/Sports Facility, Outdoor										P		P							P		P	
Hotels										P		P							P	P	P	
Night Club, Bar or Tavern										C		C							P	C	C	
Offices										P	P	P	P	P	P	P	P		P	P	P	P
Parking as a Primary Use										P	C	P	P						P		C	
Personal Service Shop										P	P	P		P					P	P	P	P
Printing/Copy Shop										P	P	P	P	P					P	P	P	
Radio / TV station/studios										P	P	P	P	P		P	P				P	
Restaurants										P		P		P*					P	P	P	P*

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KEY: P = Permitted by Right ; P* = Permitted Subject to Specific Use Standards; C = Conditional Use																							
COMMERCIAL, OFFICE AND RETAIL (continued)																							
Retail Sales - Single Tenant over 50,000 SF												P										P	
Retail Sales and Service										P		P		P						P	P	P	P
Sexually Oriented Business (SOB)													P*				P*						
Shooting Range, Indoor										P		P	P							P			
Theater										P		P								P	P	P	C
Retail Sales, Manufactured Homes																	P*						
Storage, Self Service												P	P				P						
Vehicular Sales, Rental, Repair and Service												P*	P*				P*						
Wholesales/Services													P			P	P						
INDUSTRIAL AND MANUFACTURING																							
Bulk Storage Tanks / Cold Storage Plant													P				P						
Industrial, Light													P		P	P	P						
Industrial, Heavy																	P						
Recycling Facility – Large													P*				P						
Salvage Yard																	P*						
Scientific Testing/Research Laboratory													P		P	P							
Storage, Outdoor - Equipment or Materials													P			P	P						
Truck Stop/Freight or Trucking Terminal																	P						
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/Distribution													P			P	P						
Waste Services																	P						
Wireless Telecommunication Facilities – Intermediate	P*									P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	
Wireless Telecommunication Facilities – Major	C										C	C	C	C	C	C	P*						
Wireless Telecommunication Facilities – Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						

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